

Single Family Residence **RESIDENTIAL**

776 PORTSIDE CIR

ROSEVILLE, CA 95678

\$500,588 TopHap Estimate · \$294 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,702 ft²

LIVING AREA

0.14 ac

LOT SIZE

1991

YEAR BUILT

1

PARKING

VALUATION

\$501K

\$449K low

\$552K high

Last Sale

\$130,000 · Dec 22, 1995

Est. Owner Equity

\$311,731

Loan-to-Value

39%

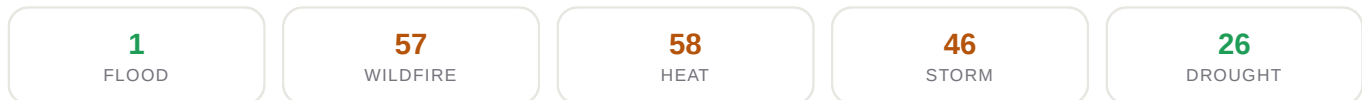
TAX & ASSESSMENT

Property Tax	\$2,260 (2025)
Assessed Value	\$220,251
Previous Assessed	\$215,933

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 22, 1995	Resale	Grant Deed	\$130,000	\$76	\$104K
Sep 22, 1992	Resale	Grant Deed	\$170,000	\$100	\$170K
May 10, 1991	Resale	Grant Deed	\$160,000	\$94	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cirby Elementary School	Elementary	KG–5	1.4 mi
Oakmont High School	High	9–12	2.3 mi
Eich Middle School	Middle	6–8	2.4 mi

District: Roseville City Elementary School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95678

81 CRIME INDEX	84 AIR POLLUTION	50,142 POPULATION	\$94K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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